



CITY OF TUKWILA

Department of Community Development

6300 Southcenter Boulevard, Tukwila, WA 98188

Telephone: (206) 431-3670

SPECIAL PERMISSION - DIRECTOR

PARKING DETERMINATION

APPLICATION

FOR STAFF USE ONLY Permits Plus Type: P-SP

Planner:	File Number: L15-0026
Application Complete Date:	Project File Number: PL15-0018
Application Incomplete Date:	Other File Numbers:

NAME OF PROJECT/DEVELOPMENT: Northwest Arena

BRIEF DESCRIPTION OF PROJECT: Multi-Purpose Sports and Entertainment Arena

LOCATION OF PROJECT/DEVELOPMENT: Give street address or, if vacant, indicate lot(s), block and subdivision, access street, and nearest intersection.

Situated approximately between SR 181 and BNSF Railway; and Longacres Way and S. 156th Street.

LIST ALL TAX LOT NUMBERS (this information may be found on your tax statement).

2423049014, 0005800011, 0005800032, 0005800014, 0005800025, 0005800026, 0005800034, 0005800035, 0005800028, 0005800029, 2423049034, 2423049137

DEVELOPMENT COORDINATOR :

The individual who:

- has decision making authority on behalf of the owner/applicant in meetings with City staff,
- has full responsibility for identifying and satisfying all relevant and sometimes overlapping development standards, and
- is the primary contact with the City to whom all notices and reports will be sent.

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Signature:

Date: 05/14/2015

**NORTHWEST ARENA
SPECIAL PERMISSION – DIRECTOR
PARKING DETERMINATION APPLICATION**

1. Northwest Arena Proposal Description

The Northwest Arena proposal (Project) is located within the Transit-Oriented Development (TOD) Neighborhood of the Tukwila Urban Center. The proposed arena would host a variety of types and sizes of events throughout the year. The proposal would include an arena building (approximately 700,000 square feet), public oriented spaces and plazas and a structured parking garage. The maximum attendance capacity would be up to about 19,500 people¹ depending on the event and configuration and is expected over time to host up to 230 events each year. A majority of the events are anticipated to be scheduled for evenings and weekends. In general concerts and similar events could be configured to accommodate the highest capacity at 19,500, with sporting events which include professional and special sport events having a lower capacity between 17,500 and 18,500. Corporate events would also be held at the arena and capacity would depend on the type of function. As a multi-purpose venue with a variety of uses, attendance for many events would range from 10,000 to 15,000 guests.

The arena building footprint will be approximately 195,000 square feet and be situated to front West Valley Highway (SR 181), Longacres Way, South 156th Street and extend to the eastern limits of Nelson Place. The proposed arena is within 600 feet and walking distance from the Tukwila Station that serves both Sounder and Amtrak – See Exhibit A.

2. Parking Requirements for Tukwila Urban Center

Supplemental regulations for the TUC provide general parking requirements. *See* TMC 18.28.260, 18.28.270. The parking regulations are intended to ensure that the provision of parking, and the design and configuration of parking areas, contribute to the character of and support the type of development desired within each District in the urban center. TMC 18.28.260.A.

Table 18-5 specifies the minimum parking provision for vehicles required by all new development and changes in use. TMC 18.28.260.B.1. If a use is not specifically mentioned in the table, the requirements for the number of off-street parking spaces shall be determined by the Director as a Type 2 Special Permission Decision, based on the requirements for the most comparable use specified in this section or a parking study. *Id.* In addition, the TUC parking code allows for a reduction in parking requirements for commercial development within 600 feet of the Tukwila Station (Sounder Transit Station). TMC 18.28.260.B.5.b.

3. Parking Determination Request

The Project is a multi-purpose facility located in the TUC. Because the TUC parking table does not specify the required amount of parking for all uses allowed by code, the applicant submits this request for a Parking Determination for a Use Not Specified. TMC 18.28.260.B.1. The applicant includes in this request for Parking Determination a request that required parking be reduced as appropriate under TMC

¹ The attendance capacity figure used for the Northwest Arena includes event attendees, but not teams or performers and their support crews, media, or arena employees and concessionaires.

18.28.260.B.5.b, because the Project is located within 600 feet in walking distance of the Tukwila Station (Sounder Transit Station).

4. Analysis

a. Table 18-5 Parking Provisions

As stated above, applicable parking requirements for the Project are found at Table 18-5 of Chapter 18.28 TMC. Table 18-5 includes an “Entertainment and Recreation” use in its prescribed parking provisions. In the TOD Neighborhood, the Entertainment and Recreation use requires a minimum of 6 parking spaces per 1,000 SF of usable floor area (UFA), or as determined by DCD Director. The table does not specify spectator sports arenas, so the Entertainment & Recreation Use would be the most comparable use in Table 18-5. Requirements for civic and institutional uses under Table 18-5, which include convention and exhibition facilities, are to be determined by the Director. Smaller scale retail (less than 100,000 SF UFA) requires 3.3 spaces per 1,000 SF of UFA; eating & drinking establishments require 6 spaces per 1,000 SF UFA. These latter categories would apply if the Project includes street-level venues open to the general public. Concessions and retail (e.g. pro shop) within the facility, however, would operate as complementary uses to the principal events, and as such would be included in usable floor area for the principal use rather than being subject to a separate parking standard calculation.

b. Project Parking Table

The Project Parking Table below provides preliminary data applying the comparable entertainment and recreation parking standards to usable floor area (UFA) based on schematic building design. This preliminary data is subject to change based upon building design refinement and the parking study described below.

Northwest Arena Parking Determination - Comparable Standard Table 18-5 Entertainment and Recreation (TOD District)				
Options	Attendance Capacity	Useable Floor Area (UFA)	Min Pkg Spaces (6/1000 sf)	Comments
UFA without concourse areas	10,000 - 19,500	287,790	1,727	Does not include common corridors for circulation of people including concourses, elevator shafts, stairwells, restrooms, exterior loading docks
UFA with concourse areas	10,000 - 19,500	480,790	2,885	Same as above but includes concourse areas
Parking Study under SEPA	10,000 - 19,500	N/A	TBD	Parking study may consider alternative standards such as seat-based standard used in Tacoma or Seattle.

Notes:

1. No parking reductions are included above. Reduction due to the proximity to the Sounder Transit Station will be determined as part of the Parking Study.
2. The Usable Floor Area (UFA) is based on preliminary design information and the applicant’s best judgment about how to apply the definition of UFA in the City’s Code to the Northwest Arena. The areas shown are subject to further design and the Director’s evaluation of how to apply UFA to the Project.

c. Anticipated Parking Determination Process

Based on the Tukwila Code comparable parking standard for entertainment uses, the Project may be required to provide a minimum number of parking spaces based on a usable floor area square footage analysis as addressed above, or as determined by the Director based on a parking study. In addition, the parking requirement for convention and exhibition uses calls for the Director to make a determination based on a parking study. See TMC 18.28.260.B.1, and Table 18-5. Accordingly, it is anticipated that this Parking Determination request will be the subject of a parking study (see below). The Director would then determine the number of required parking spaces to be constructed or provided by agreement for use by the Northwest Arena. In addition to the Director determining the code-required amount of parking, it is anticipated that the Project would develop a parking management plan that could include measures to enhance or supplement transit availability and use for events, address peak parking demand events, and provide for other special circumstances.

5. Parking Study for Northwest Arena

In making a parking determination for the Northwest Arena proposal, the Director may consider that the facility will host a variety of different types of events. Event types will vary regarding frequency, maximum attendance capacity, and average attendance per type. Different event types will be held on weekdays or weekends, and at different times of day. For example, sporting events will be mostly weekday evenings and weekends, whereas corporate meetings will occur mostly on weekdays. Attendance projections by event type will be developed as part of a parking study to be prepared in connection with SEPA compliance. The parking study would include further detail about parking projections associated with various event type, scale, and frequency, seasonal sensitivity study for area parking demand, and could include additional information under SEPA or as required by the Director.

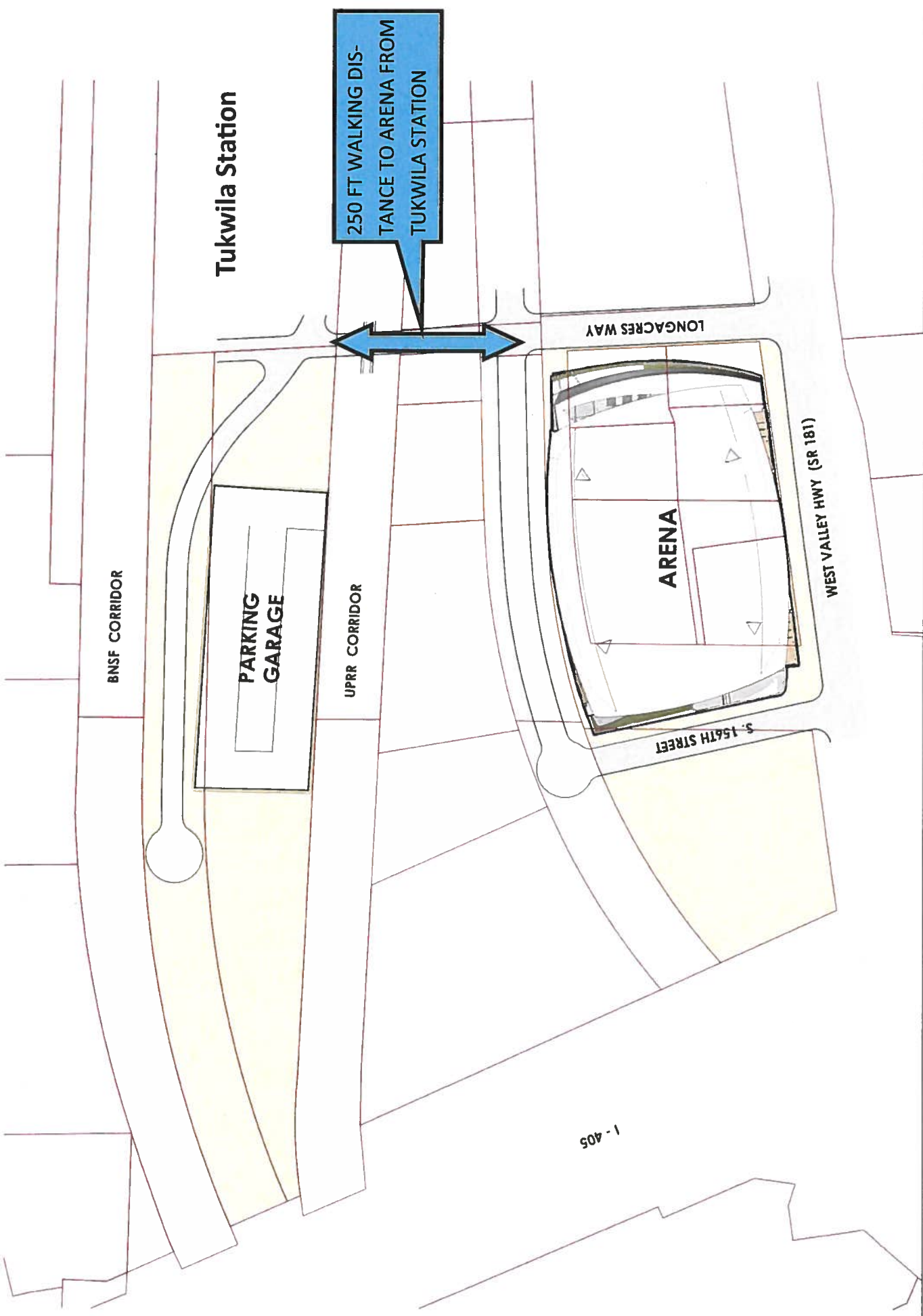


EXHIBIT A PARKING DETERMINATION APPLICATION

